

BOARD OF SELECTMEN

Minutes of the Meeting of 15 December 2005 at 7:00 PM. The meeting took place in the Nantucket High School Cafeteria, 10 Surfside Road, Nantucket, MA 02554. Members of the Board present were Douglas Bennett, Brian Chadwick, Michael Glowacki, Bruce Watts and Whiting Willauer. Chairman Glowacki called the meeting to order at 4:00 PM.

Public Comment. Foster Herman spoke on need for dormitory housing for summer and contractor employees.

Citizen/Departmental Requests

1. Presentation of Conceptual Site Plans for 2 Fairgrounds Road Property. Town Administrator Libby Gibson provided background. She noted no action required at this time and Chairman Glowacki inquired about the uses endorsed by the Board in March 2005. Ms. Gibson shared the language of the minutes of that date.

Steve Phillips, Senior Project Manager of the Maguire Group, outlined the scope of work: to look at Nantucket Electric Company building for use as community center and to determine design scenarios for the overall site. He gave a report of the building, noting structural findings and the change of use designation if it is to be used as a community center, which would require upgrades to meet current codes and therefore not a viable conversion compared to new construction. Jay Olmsted of the Cecil Group walked Board through the land use options, starting with the program they followed, reviewing site analysis and speaking to different schemes that were explored before noting preferred scheme and its strengths. He noted abstraction on the schematic of the housing portion to allow complement to Amelia Drive commercial component and that three zones would allow Town flexibility and possible connections to Amelia. Ms Gibson advised that in addition to today, there were previous opportunities for public input during workgroup activity. Chairman Glowacki noted premise that the Board would be asked for endorsement of one of the concepts and Ms. Gibson noted that with Board endorsement the site plan components would follow in a sequence to begin with the public safety facility with incorporation of other site uses to follow. She confirmed some funding is in place for design work of the Town portions for the site.

When opened to Board questions, Mr. Bennett spoke in support of preferred site plan and housing. Mr. Watts spoke against a public safety facility on Fairgrounds and Ticcoma Roads. Mr. Chadwick asked about the community housing aspect and shared opportunity with Amelia Drive, which Mr Olmsted answered. Mr. Willauer asked about the community center and what it would contain, which Mr. Phillips addressed. Discussion on parking needs and options followed. Discussion followed on ownership of community housing and Town's retention of land ownership. Discussion followed on the public safety facility size, community center elements and number of housing units. Mr. Phillips emphasized the exercise is for general use in the future and not to fully describe these programs.

Chairman Glowacki welcomed public questions. Finn Murphy commended the work and reminded of need to keep "concept of community center component close to forefront." He noted assets of the building and reason to keep the building, admitting he had come in late. He offered comments to be prepared for the Board. Bam LaFarge suggested creating a large community center. Dan Drake asked about possible road widening in the area, which Mr. Olmsted answered was not a topic given to them to pursue. Discussion followed on need to make the public safety facility visible. Cormac Collier, as workgroup member, spoke on open space values. Doug Unruh who worked on the initial parcel acquisition, spoke on density of housing, recommending there be some high density use, especially for rentals due to need. Foster Herman spoke again on the need for dormitory structures. Reggie Levine spoke on workgroup experience as representative of cultural art contingent, sharing space needs of these groups. He offered to be available if needed.

Chairman Glowacki welcomed Board comments. Mr. Bennett spoke on housing needs and land leases. Mr. Watts clarified the purpose of the item. Chairman Glowacki agreed and noted Board's openness to further input. Mr. Willauer asked about jail possibility and seismic loading. Discussion followed about no jail to be incorporated and that seismic loading is a factor. Mr. Watts spoke in support of keeping the building. Chairman Glowacki indicated a follow up will occur in a future agenda.

2. Committee Resignations: Beach Management Advisory Committee, Scholarship Committee, Town & Country Right of Way Committee, Contract Review Committee. Mr. Watts moved to approve each resignation (for Robert Barsanti from the Beach Management Advisory Committee and the Scholarship Committee, Alvin Topham from the Town & Country Right of Way Committee, and Joan Ottinger from the Contract Review Committee), to send a letter of thanks and to encourage future service. Mr. Chadwick seconded. So voted unanimously.

Public Hearing to Review Applications for Committee Vacancies: Beach Management Advisory Committee, Conservation Commission, Town & Country Right of Way Committee. Chairman Glowacki opened the public hearing and asked if applicants were present for the BMAC. Mr. Bennett spoke for Colin Leddy. For the Con Com, the Chairman asked for input from applicants. Jennie Jerome her history and interest. The Board asked about any attendance at Con Com meetings and her educational experience, current relationship with any local law firm, which she answered.

Sarah Oktay spoke on experience and interest. Chairman Glowacki asked about potential personal conflicts that arise in decision-making and Ms Oktay spoke to objectivity. Discussion followed on areas of expertise and potential overlap.

Peter Howell welcomed questions and indicated he had attended two meetings. He noted he would apply the law when asked by Mr Chadwick.

Bam LaFarge spoke on interest in the island and his knowledge. He noted his readiness to serve, if asked. On the question of one's own viewpoint being at odds with the law, he noted understanding the purview of the law.

Harvey Young spoke on Right of Way Committee interest and desire to give back to the community.

Chairman Glowacki closed the public hearing.

The meeting adjourned at 5:23 PM.

Approved the 21st day of December 2005.